



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2408340
Applicant Name: Moira Haughian
Address of Proposal: 9135 23rd Avenue NE

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two (2) unit lots (unit subdivision). This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. The construction of new townhouses has been approved under Project #2406091.

The following approval is required:

Short Subdivision: - To divide one existing parcel into two unit lots, (unit subdivision). (Seattle Municipal Code (SMC) Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

Zoning: Lowrise 3 (L-3)

Date of Site Visit: November 11, 2004

Uses on Site: Nursing home and rehabilitation center currently, proposed townhouses under 2406091.

Substantive Site Characteristics: The site is located on the east side of Ravenna Avenue NE at the middle of the short block approximately 156 feet from the intersection of Northeast 92nd Street and Ravenna Northeast in northeast Seattle. The site has approximately 54 feet frontage along its western edge, and it is well elevated above the Ravenna Avenue roadway. Existing within the vicinity of the site is a Class B Riparian Corridor (a tributary of the Thorton Creek) and 40% Steep Slope ECA area. The subject site was developed with a 19,000 sq. ft. structure which was the former site of Wedgewood Nursing Home and Rehabilitation Center and eight associated parking spaces demolished under a separate permit. Vehicular and pedestrian access to the site is available from 23rd Avenue NE through a 32 feet wide joint driveway, turn-around and utility easement abutting the rear property line to the east. Single family zoning and development abuts the L-3 zone to the east, while L-2 zoning abuts the L-3 zone to the south. In addition, the neighborhood includes a large multi-family condominium complex to the north across NE 92nd Street. Development in the immediate vicinity is predominantly a mixture of single family and multifamily structures, with some commercial uses to the west and along Lake City Way NE.

Public Comment

Notice of the proposed project was published on December 2, 2004. The public comment period ended on December 15, 2004. One comment letter was received. The respondent commented on the need for a new sidewalk along the eastern edge of Ravenna Avenue NE.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing, and*

8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is located in a mapped environmentally critical area; Steep Slopes and Riparian Corridor ECA area but SMC 25.09.240 is not applicable because the proposal is a unit lot subdivision. Related ECA exemption project #2205250 determined that no ECA review is required because steep slopes were created by improvements to the street right-of-way and the proposal is not located within the riparian corridor buffer and/or wetland. There were four small to medium sized trees located on the site. During construction of the townhouses all of the trees will be removed from the site. However, the related construction plans approved under project #2406091 provided a landscape plan, which includes specific location and description of new trees and shrubs. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

ANALYSIS –UNIT LOT SUBDIVISION (CRITERION #7)

Conformance to the provisions of Section 23.24.045, unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

- A. *The unit subdivision provisions of SMC Section 23.24.045 apply exclusively to the unit subdivision of land for townhouses, cottage housing developments, residential cluster developments, and single-family residences in zones where such uses are permitted.*
- B. *Sites developed or proposed to be developed with dwelling units listed in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*
- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*
- D. *Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard space*

for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.

- E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of King County Development of Records and Elections.*
- F. The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.*

Summary - Unit Lot Subdivision

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.045 subject to the conditions imposed at the end of this decision. The proposed development consists of two (2) townhouse units. The structures, reviewed under separate building permit, conform to the development standards at the time the permit application was vested. To assure that future owners have constructive notice that additional development may be limited; the applicant will be required to add a note to the face of the plat that reads as follows: Include the following on the face of the plat: "The lots created by unit subdivision are not separate building lots. Additional development on any individual lot in this unit subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code." A joint use and maintenance agreement will be required as conditioned at the end of this decision. Each parcel has an established parking space provided within each unit. The 32 feet joint driveway, turnaround and utility access easement abuts rear property line which would provide vehicular and utilities access to the site via 23rd Avenue NE. Private usable open space will be provided on each lot.

DECISION – UNIT LOT SUBDIVISION

The proposed Unit Lot Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS – UNIT LOT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Provide on the plat a joint use and maintenance agreement.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____."

3. Provide on the plat the required Seattle City Light Easement.
4. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
5. Include the following on the face of the plat: "The lots created by unit subdivision are not separate building lots. Additional development on any individual lot in this unit subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code."
6. Post an address sign to benefit all units at a location visible from 23rd Avenue NE and provide an easement, covenant, or other legal agreement to ensure that the address signage is maintained.
7. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

The owner(s) and/or responsible party(s) shall

8. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: March 3, 2005
Christopher A. Ndifon, Land Use Planner.

CAN:bg

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